

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE  
E/S Huntress Court, 96.51 ft. N of c/l Hunters Ridge Road  
5 Huntress Court  
8th Election District  
3rd Councilmanic District  
Michael V. Bogdan  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-362-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Michael V. Bogdan and Sandra S. Bogdan, his wife, for that property known as 5 Huntress Court in the subdivision of Huntridge in Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (BCZR) to allow an addition of an existing garage (with side window) with a side yard setback of 25 ft. in lieu of the minimum required 35 ft., and to amend the Final Development Plan of Hunt Ridge. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

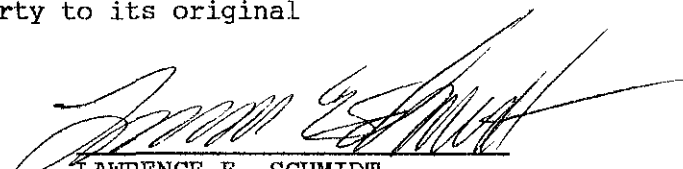
MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25<sup>th</sup> day of April, 1996 that the Petition for a Residential Variance from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (BCZR) to allow an addition of an existing garage (with side window) with a side yard setback of 25 ft. in lieu of the minimum required 35 ft., and to amend the Final Development Plan of Hunt Ridge, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

April 24, 1996

Mr. and Mrs. Michael V. Bogdan  
5 Huntress Court  
Timonium, Maryland 21093

RE: Petition for Administrative Zoning Variance  
Case No. 96-362-A  
Property: 5 Huntress Court

Dear Mr. and Mrs. Bogdan:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

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Zoning Description for 5 Huntress Ct. Timonium, MD 21093

96-362-A

Beginning at the point on the EAST side of Huntress Ct. which is 50 ft. wide at the distance of 96.51 ft NORTH of the centerline of Hunters Ridge Rd. which is @100 ft. wide.

Being Lot#21, Block A, Section #1 in the subdivision of HUNTRIDGE as recorded in the Baltimore County Plat Book #45 Folio # 86, containing 0.282 Acres and also known as 5 Huntress Ct and located in the 8th Election District.

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96-362-A

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

District 8th Date of Posting 4/5/98  
Posted for: Administrative Variance  
Petitioner: Michael Bogdan, et al  
Location of property: 5 Northern Court  
  
Location of Signer: See Map  
  
Remarks: \_\_\_\_\_  
Posted by: [Signature] Date of return: \_\_\_\_\_  
Number of Signs: 1 Signature

RECORDED

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 016816

96-362-A

DATE 4-25-96 ACCOUNT R-001-615-000

AMOUNT \$ 135.00

RECEIVED FROM: BOGDAN

010	Variance	30.00	ITEM # 362
030	SPH Amend	50.00	
080	SIGN	35.00	Taken: JRF
		135.00	BY:

MICROFILMED AOUNCL55MICHRC \$135.00  
BA 001212YMD03-25-96

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 362 Petitioner: MICHAEL J BOGDAN

Location: 5 Huntress Ct. Timonium MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MIKE BOGDAN

ADDRESS: 5 Huntress Ct.

Timonium MD 21093

PHONE NUMBER: 410-252-7617



Printed with Soybean Ink  
on Recycled Paper

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on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 9, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-362-A (Item 362)  
5 Huntress Court  
E/S Huntress Court, 96.51' N of c/l Hunters Ridge Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Michael J. Bogdan and Sandra S. Bogdan

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property was posted on or before April 7, 1996. The closing date (April 22, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Michael and Sandra Bogdan

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 16, 1996

Mr. and Mrs. Michael Bogdan  
5 Huntress Court  
Timonium, MD 21093

RE: Item No.: 362  
Case No.: 96-362-A  
Petitioner: Michael Bogdan, et ux

Dear Mr. and Mrs. Bogdan:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4880

DATE: 04/09/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APR. 08, 1996

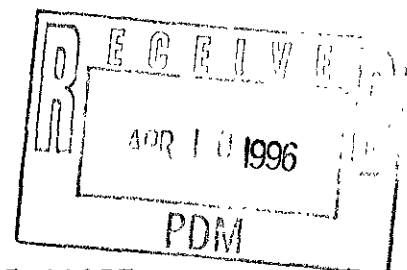
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS, 362, 365, 366, 367, 368, 369,  
370, 371, 372, 373, 374 AND 375.



REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

UNRECORDED



B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
            Department of Permits & Development  
            Management

Date:   April 15, 1996

FROM: *RWB* Robert W. Bowling, Chief  
            Development Plans Review Division  
            Department of Permits & Development  
            Management

SUBJECT:   Zoning Advisory Committee Meeting  
            For April 15, 1996  
            Item Nos. 362 365, 366, 368, 371, 373,  
            374, & 375

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc:   File

ZONE6

*PROCESSED*



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

4-12-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 362 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-<sup>545-5581</sup>~~333-1350~~ if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

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B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: April 16, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 5 Huntress Ct.

INFORMATION:

Item Number: 362

Petitioner: Bogdan Property

Property Size: \_\_\_\_\_

Zoning: DR-2

Requested Action: Administrative Variance

Hearing Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1B01.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMDP.

Prepared by: Jeffrey W. Law

Division Chief: Gary L. Kern

PK/JL

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BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 4-17-96

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 4-8-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

362

363

364

369

370

371

372

374

375

LS:sp

LETTY2/DEPRM/TXTSBP

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# PETITION PROBLEMS

#362 --- JRF

Notary section is incomplete.

#373 --- RT

Petition form says nothing about undersized lot.  
Folder mentions undersized lot and forms are inside  
for the undersized lot procedure.

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# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

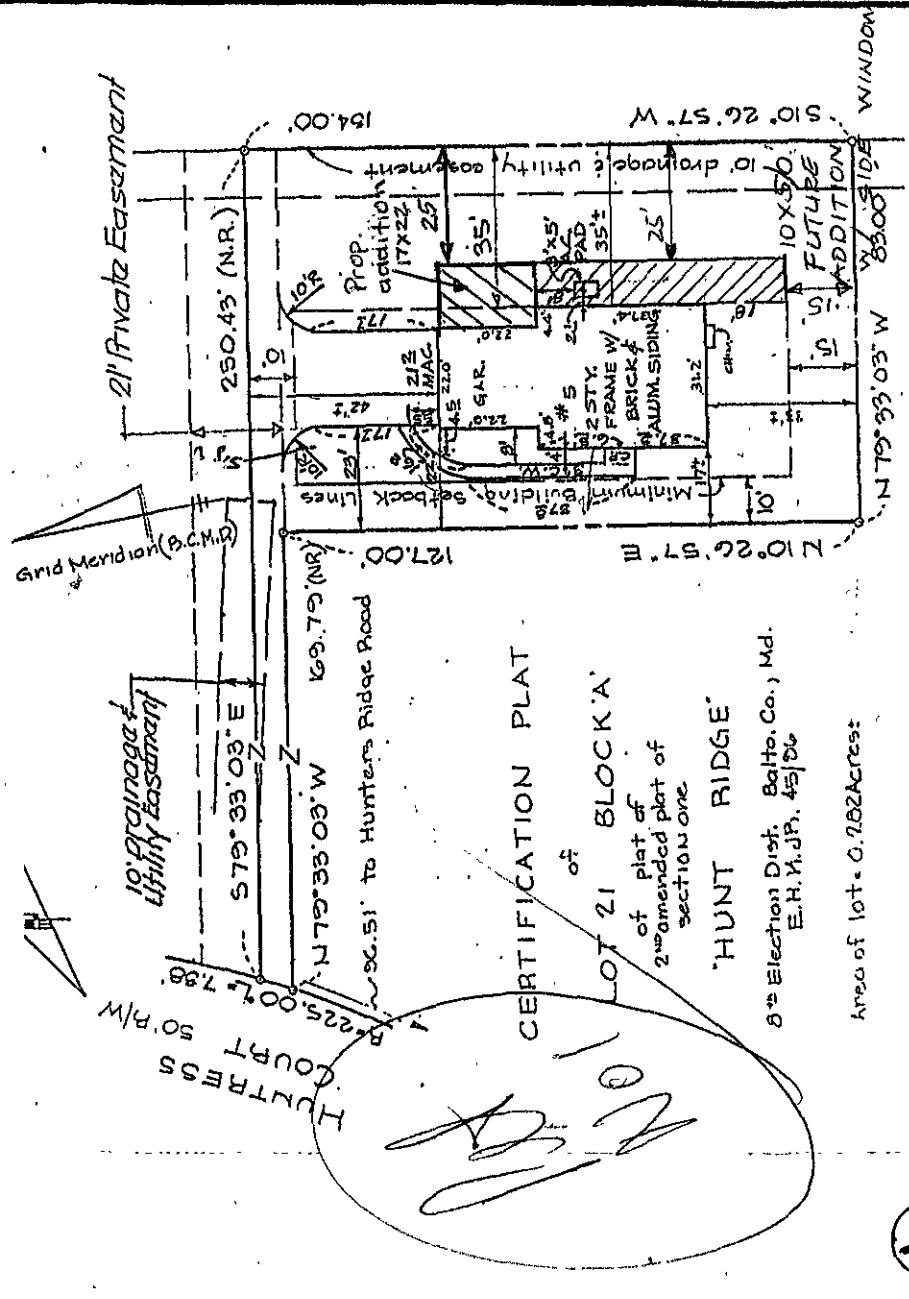
PROPERTY ADDRESS: 5 Huntress Ct

Subdivision name: HUNTRIDGE

plat book#           , folio#           , lot#           , section#           

OWNER: MICHAEL & SANDRA BOGDAN

96-362-A



## CERTIFICATION PLAT

of

LOT 21 BLOCK 'A'

of plat of  
2nd amended plat of  
section one

'HUNT RIDGE'

8th Election Dist. Balto. Co., Md.  
E.H.V. JR. 4/5/86

Area of lot = 0.282 Acres

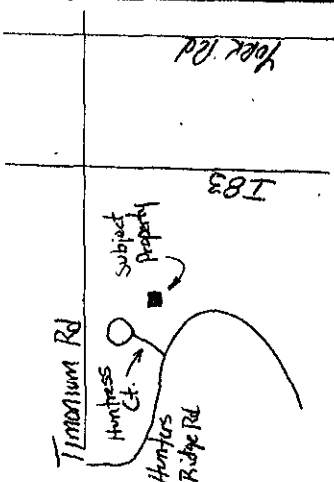


North

date: 3/20/91

prepared by: MB

Scale of Drawing: 1" = 40' reduced 70%



Vicinity Map  
North  
Scale: 1"=1000'

## LOCATION INFORMATION

Election District: 8  
Councilmanic District: 3  
1"=200' scale map#: NW 13-A  
Zoning: DR-2  
Lot size: 0.282 Acres  
acreage square feet

public ☐ private ☐  
SEWER: ☒ public ☐ private ☐  
WATER: ☒ public ☐ private ☐  
Chesapeake Bay Critical Area: ☐ yes ☐ no ☒  
Prior Zoning Hearings: ☐ yes ☒ no

None

## Zoning Office USE ONLY!

reviewed by:            ITEM #:            CASE#:           

362

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### Adjacent Property Owners

Name	Lot #	Subdivision Name	Tax Acct #	Deed Reference
Julioo Mark T	Lot 19,	Huntridge,	1800007569	10987-61
Siskind Richard Siskind Sharon	Lot 20	Huntridge	1800007570	8873-505
Davis David Davis Alberta	Lot 22	Huntridge	1800007572	6587-68
Zeller Gerard Zeller Gloria	Lot 24	Huntridge	1800007574	6302-358
Fowble John C			2200013225	2824-55

Map 60 Grid 11 Parcel 98 Group 81  
5.80 AC SSR Timonium Rd SW Cor I-83

96-362-A

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Zoning Description for 5 Huntress Ct. Timonium, MD 21093

96-362-A

Beginning at the point on the EAST side of Huntress Ct. which is 50 ft. wide at the distance of 96.51 ft NORTH of the centerline of Hunters Ridge Rd. which is @100 ft. wide.

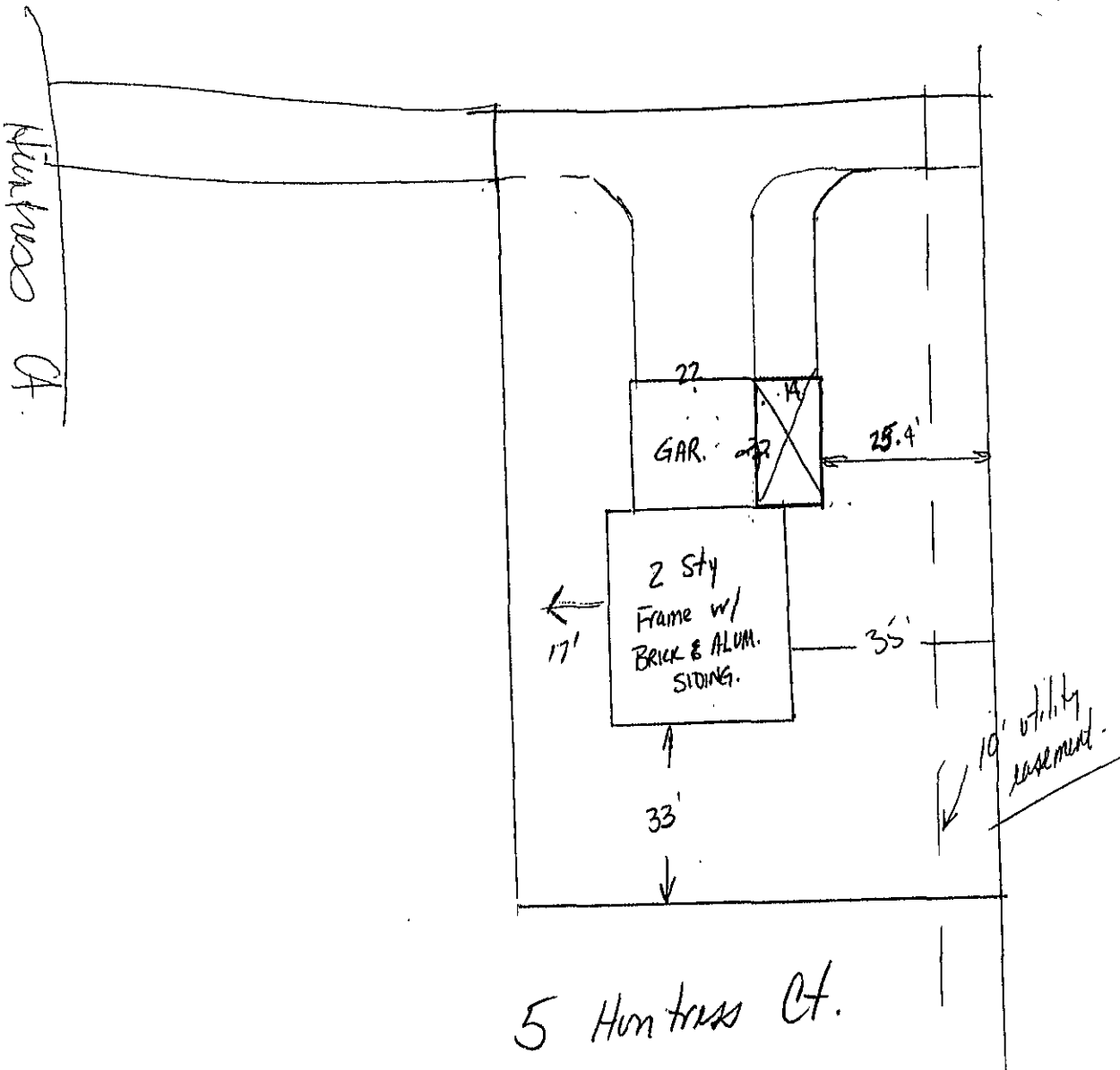
Being Lot#21, Block A, Section #1 in the subdivision of HUNTRIDGE as recorded in the Baltimore County Plat Book #    Folio #           , containing 0.282 Acres and also known as 5 Huntress Ct and located in the 8th Election District.

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Proposed Building



96-362-A



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96-362-A

PETITIONER(S) EXHIBIT ( )

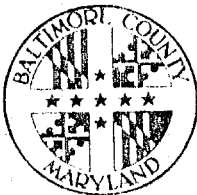


Side yard, location of Proposed Addition to Garage.



#362

MICROFILMED



# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

5 Huntress Ct. Timonium MD

96-362-A

which is presently zoned DR-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C.2.a (V.B.S.a CNDP)

**To allow an addition (with side window) with a side yard setback of 25 feet in lieu of the minimum required 35 feet. And to amend the FDP of Hunt Ridge, Lot 21.**

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

*The two car garage is too small to hold 2 cars and other equipment like bikes, lawn tractor, etc. Bikes and other equipment have been stolen from the area and from my property. Request variance to expand garage toward the east boundary. Request relief of 35' setback to 25'.*

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE:

3/25/96



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on Recycled Paper

ITEM #:

362

ESTIMATED POSTING DATE:

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 5 Hunters Ct.  
address  
TIMONIUM MD 21093  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The two car garage is small, too small to store two cars and  
any other equipment like bikes, lawn tractor etc. Bikes and  
other equipment have been stolen from the area and from my  
property. Expanding the garage will encroach on the 35' set back.  
Request a variance to make the set back 25'.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]  
(signature)  
MICHAEL J BOGDAN  
(type or print name)



[Signature]  
(signature)  
SANDRA S BOGDAN  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22<sup>nd</sup> day of March, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael Bogdan

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

March 22, 1996  
date

[Signature]  
NOTARY PUBLIC

My Commission Expires:

THOMAS C. PEPLINSKI  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires July 20, 1998

MICROFILMED







Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 9, 1996

**NOTICE OF CASE NUMBER ASSIGNMENT**

Re: CASE NUMBER: 96-362-A (Item 362)  
5 Huntress Court  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Michael J. Bogdan and Sandra S. Bogdan

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property was posted on or before April 7, 1996. The closing date (April 22, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

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3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

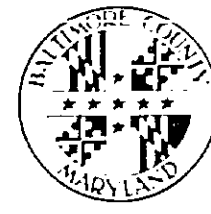
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*Carl Jablon*

Arnold Jablon  
Director

cc: Michael and Sandra Bogdan

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on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 16, 1996

Mr. and Mrs. Michael Bogdan  
5 Huntress Court  
Timonium, MD 21093

RE: Item No.: 362  
Case No.: 96-362-A  
Petitioner: Michael Bogdan, et ux

Dear Mr. and Mrs. Bogdan:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

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on Recycled Paper

Baltimore County Government  
Fire Department

700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4880

DATE: 04/09/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APR. 08, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 363, 366, 367, 368, 369, 370, 371, 372, 373, 374 AND 375.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File  
Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: April 15, 1996

FROM: Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
For April 15, 1996  
Item Nos. 362, 363, 366, 367, 371, 373,  
374, & 375

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE6



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 362 (JFF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1250 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_  
or for impaired hearing or speech

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: April 16, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 5 Huntress Ct.

INFORMATION:

Item Number: 362

Petitioner: Bogdan Property

Property Size:

Zoning: DR-2

Requested Action: Administrative Variance

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1801.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CHDP.

Prepared by: *Jeffrey M. Lox*

Division Chief: *Carol L. Kess*

PK/JL

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM DATE: 4-17-96

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 4-8-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:

362

363

364

369

370

371

372

374

375

LS:sp

LETTY2/DEPRM/TXTSSP

## PETITION PROBLEMS

**#362 --- JRF**

Notary section is incomplete.

**#373 --- RT**

Petition form says nothing about undersized lot.  
Folder mentions undersized lot and forms are inside  
for the undersized lot procedure.



**Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing**

PROPERTY ADDRESS: 5 Huntress Ct

Subdivision name: HUNTRIDGE

Lot # 21 Section # 1

OWNER: MICHAEL E. BOWEN

96-362-A

**CERTIFICATION PLAT**  
of  
**LOT 21, BLOCK A**  
of plat of  
amended plat of  
HUNT RIDGE  
Baltimore County, Md.  
Area of lot = 0.282 Acres

**LOCATION INFORMATION**  
Election District: 8  
Councilmanic District: 3  
1"=200' scale map: NW 13-A  
Zoning: D-2-2  
Lot size: 0.282 acs  
square feet

**SEWER:** ☒ **WATER:** ☒  
**Chesapeake Bay Critical Area:** ☒  
Prior Zoning Hearings: None

**Zoning Office USE ONLY!**  
reviewed by: JH ITEM #: 362 CASE #:

North  
date: 2/2/16  
prepared by: MLB Scale of Drawing: 1" = 200' reduced 70%

Adjacent Property Owners

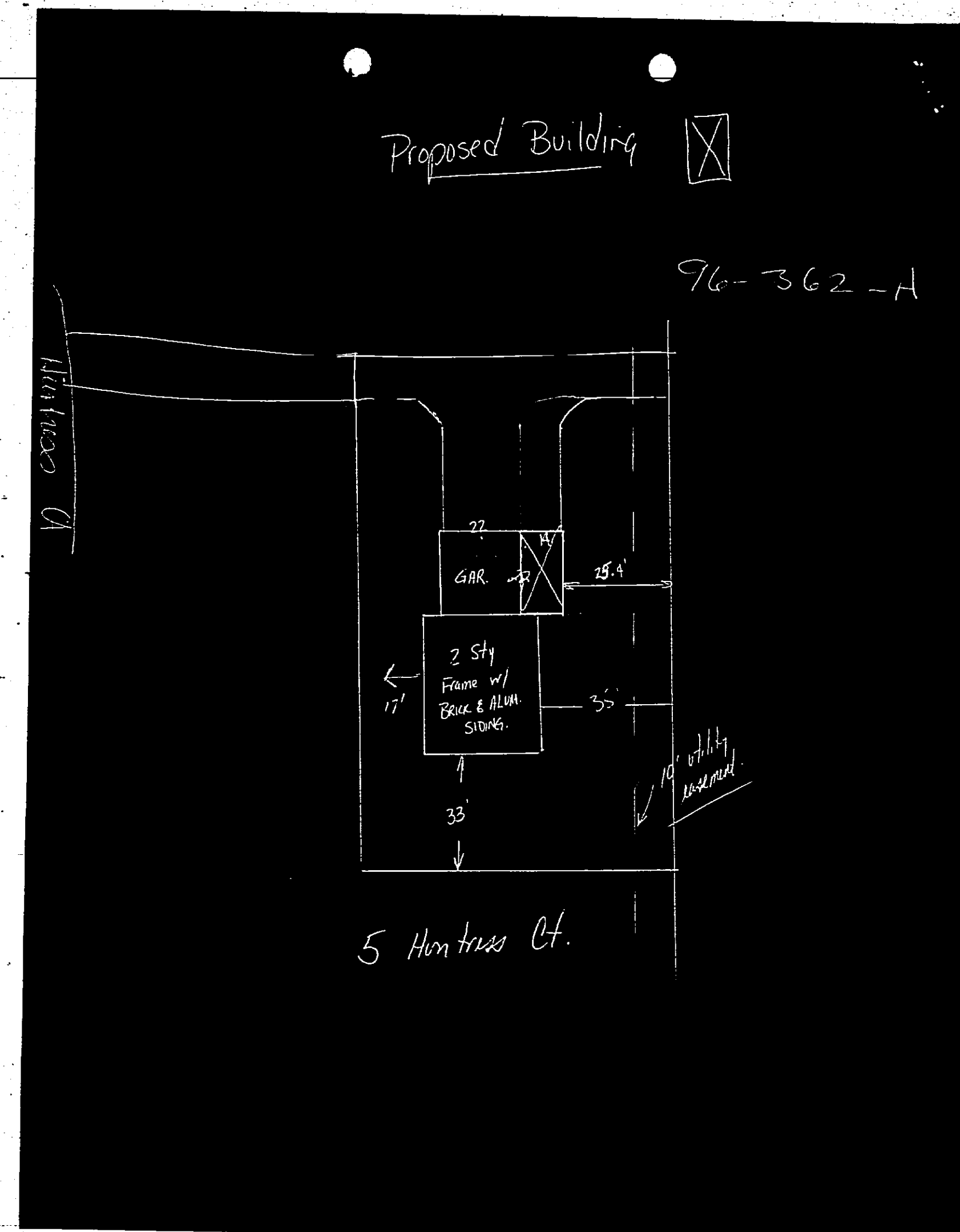
Name	Lot #	Subdivision Name	Tax Acct #	Deed Reference
Julio Mark T	Lot 19	Huntridge	1800007569	10987-61
Siskind Richard Siskind Sharon	Lot 20	Huntridge	1800007570	8873-505
Davis David Davis Alberta	Lot 22	Huntridge	1800007572	6587-68
Zeller Gerard Zeller Gloria	Lot 24	Huntridge	1800007574	6302-358
Fowble John C			2200015225	3824-55

Map 60 Grid 11 Parcel 98 Group 81  
5.80 AC SSR Timonium Rd SW Cor I-83

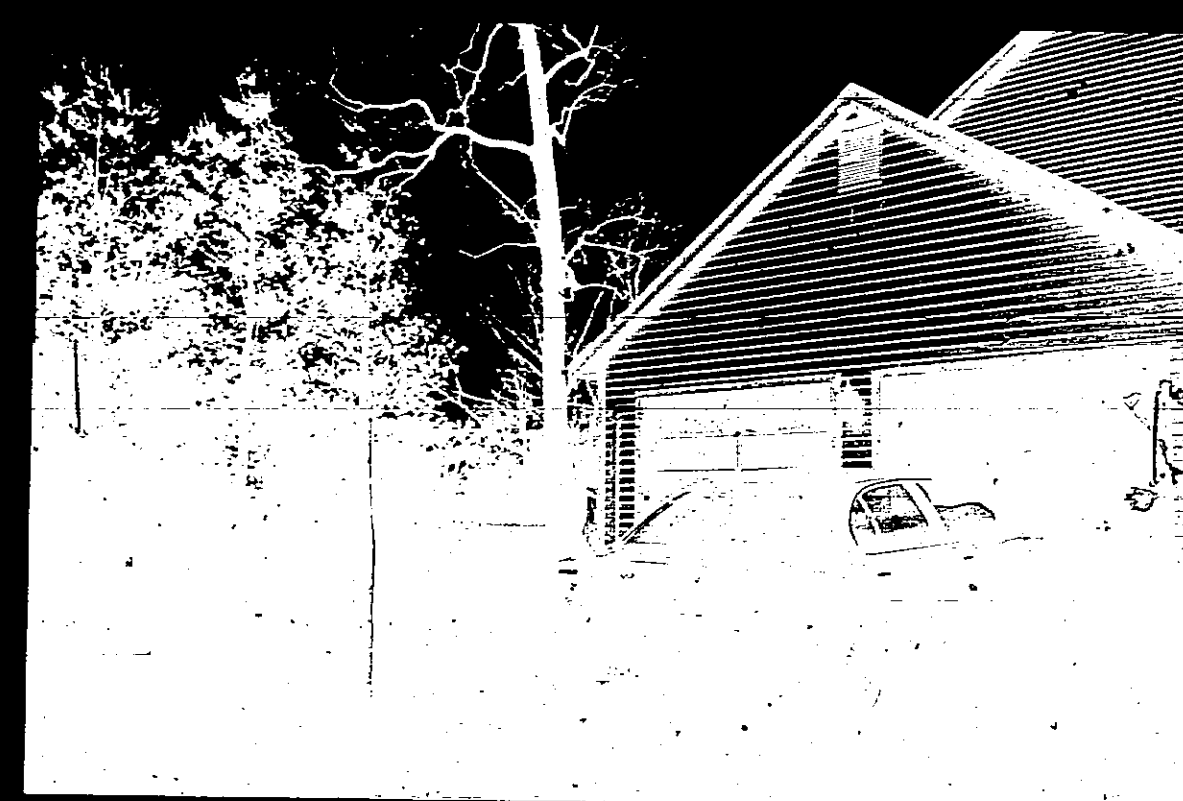
Zoning Description for 5 Huntress Ct. Timonium, MD 21093

Beginning at the point on the EAST side of Huntress Ct. which is 50 ft. wide at the distance of 96.51 ft NORTH of the centerline of Hunters Ridge Rd. which is @100 ft. wide.

Being Lot#21, Block A, Section #1 in the subdivision of HUNTRIDGE as recorded in the Baltimore County Plat Book # 13-A, Folio # 13-A, containing 0.282 Acres and also known as 5 Huntress Ct and located in the 8th Election District.



Side yard, locating proposed Addition to Garage.





96-362-A

#362



P-SW  
P-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY CHANGED BY AUTOTOPOMAPING METHODS  
BY BUCHART-HAYES, INC. BALTIMORE 21210

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
BM Nos. 153-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

*William A. Howard IV*  
Chairman, County Council

SCALE  
1" = 200'  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

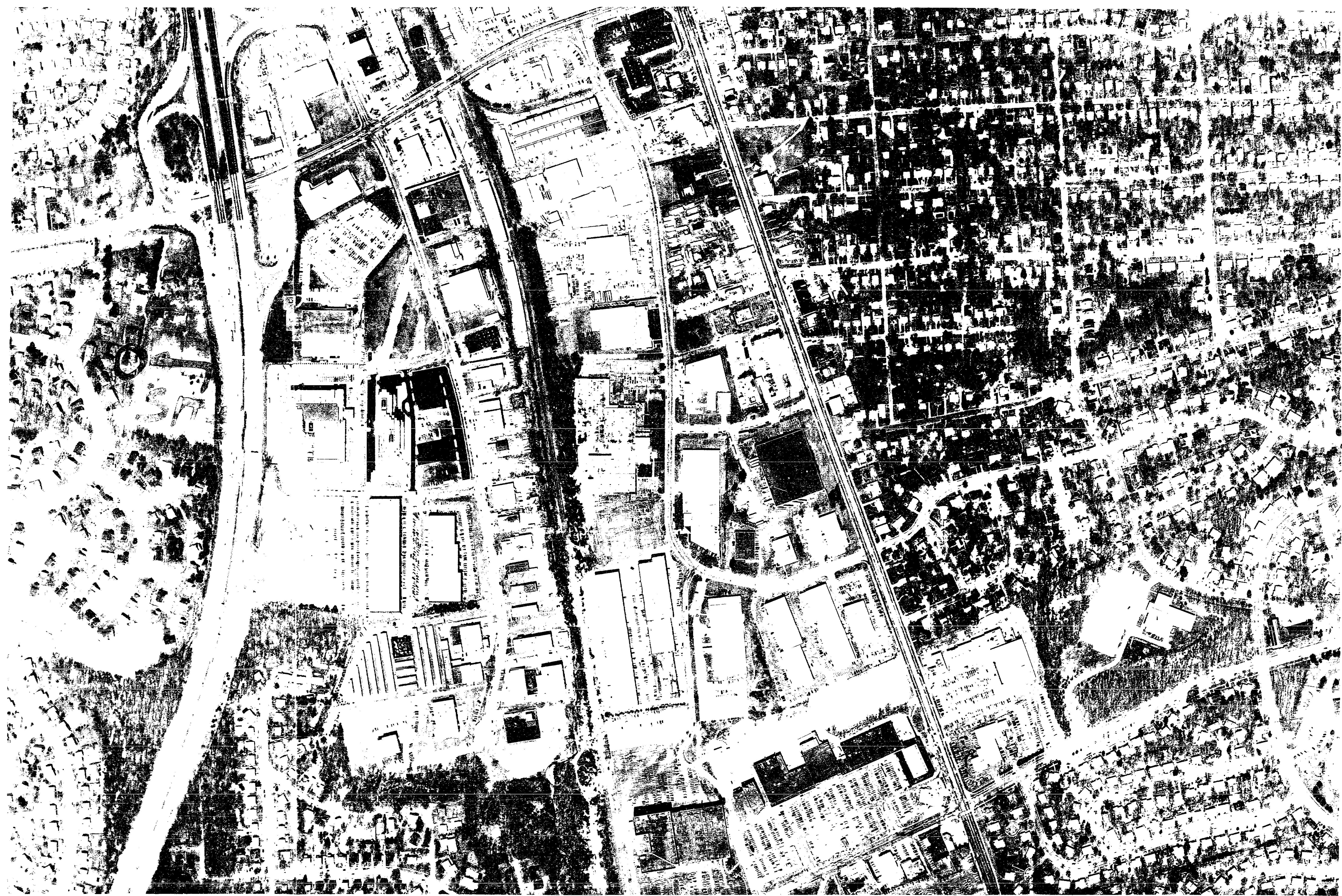
LOCATION  
TIMONIUM

SHEET  
N.W.  
13-A



# 362

96-362-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1986	TIMONIUM	N.W. 13-A